

**MANAGEMENT CERTIFICATE
CEDAR GROVE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an Officer of Cedar Grove Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Cedar Grove (the "Subdivision Development").
2. The name of the Association is Cedar Grove Residential Community, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Cedar Grove, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2015016651 in the Official Public Records of Williamson County, Texas.

Cedar Grove, Section 2, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Document No. 2016052709 in the Official Public Records of Williamson County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions Cedar Grove, recorded at Document No. 2015074837 in the Official Public Records of Williamson County, Texas.

Cedar Grove Community Manual, recorded at Document No. 2015075438 in the Official Public Records of Williamson County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions Cedar Grove, recorded at Document No. 2016029734 in the Official Public Records of Williamson County, Texas.

License Agreement, recorded at Document No. 2016039781 in the Official Public Records of Williamson County, Texas.

Notice of Addition of Land to Cedar Grove Declaration of Covenants, Conditions and Restrictions [Adding Section 2], recorded at Document No. 2016059926 in the Official Public Records of Williamson County, Texas.

Deed without Warranty, recorded at Document No. 2016076607 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:

Cedar Grove Residential Community, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
 700 Market Street, Building 3
 Cedar Park, TX 78613
 Tel: (512) 918-8100
 Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFI's!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00

Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 6 day of December, 2021.

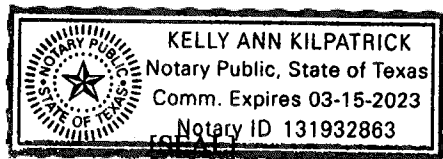
CEDAR GROVE RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Donna Plas
Title: President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 6 day of December, 2021, by Donna Plas, Registered Agent for Cedar Grove Residential Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature: Kelly A. Kilpatrick]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
CEDAR GROVE RESIDENTIAL COMMUNITY, INC.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021187580

Pages: 5 Fee: \$42.00

12/10/2021 09:21 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas